

WHS & HANMER SCHOOL BUILDING COMMITTEE

Special MEETING MINUTES

Monday July 18, 2016

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	X		
	J. Edward Brymer Jr., Vice Chairman			x
	Daniel Camilliere, Clerk	X		
	Frank Dellaripa	X		
	Peter Gardow	X		
	David Drake	X		
	Charles Carey			X
Liaison Present	Steven Barry, Council Liaison	X arrived at 6:05		
Staff Present	Jeff Bridges, Town Manager	X		
	Mike Emmett, Supt. Schools	X arrived at 6:31		
	Tom Moore, WHS Principal			x
	Fred Bushey, Dir of Maintenance	X		
	Lori Schroll, Admin. Analyst - Engineering	x		
	Sally Katz, Staff Liaison			x
Guests Present	Rusty Malik, Quisenberry Arcari	X		
	Gus Kotait, O&G Construction	X		
	Mark Jeffko, O&G	X		
	Lee Donaldson, O&G	x		
	Carlos Texidor, Fuss & O'Neill	X arrived at 6:15		
	John Morris, Bd. Of Ed	x		

Call to Order: Chairman called the meeting to order the order at 6:01p.m. in the Town Manager's Conference Room, Town Hall.

Public Comments – None

1. Davis-Ulmer - Req. #00026 - 5/29/16 - \$42,617.95

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere;
Discussion - none

All present voted in favor

2. Increase Meyer Moving PO \$25,000 from Contingency Fund

Motion was made by Peter Gardow to increase Meyer Moving PO by \$25,000, seconded by Frank Dellaripa; Discussion: Fred said this will be for the balance of the move including the items stored in their warehouse. He continued on to say that approximately 50% of gym is filled with furniture which will be going to other parts of the building. He said they have taken care of all the moving, storage and rigging since the beginning of the project. Christine asked how we went over; Fred replied the magnitude of the job. Frank asked if this will be the last increase, Fred said yes. David asked how they bid this job out; Fred said it was a State bid, and it was budgeted for square footage and duration of time but the amount of rigging needed wasn't estimated. The original Budget that went to the Town Council was \$320,000, but that amount was changed in the existing budget to \$200,000. We have already used up \$189,000, so adding the additional \$25,000 brings the total to \$214,000; \$14,000 over budget.

All present voted in favor.

3. Discussion of Asbestos in Pool Area

Christine informed the Committee that only 2 bids were received back, and they were from AAIS and SMI.

Jeff said the issue was that the pool ceiling is covered in asbestos, and it was disturbed when the contractor power washed it to paint it. They closed the pool area but Town Inspectors were in there they did, so they were informed to submit Workman Comp claim forms.

There will be a lot of costs involved with abating this area, i.e.:

Will have to scaffold the whole room

Remediate/gut the ceiling and scrape

Rebuild the air handling system - ductwork

Rehang electricity/lights

Paint ceiling

Put acoustical ceiling back over the bleachers, Rusty said it was just replaced and he had installed washable plastic tiles. He said they could be tested and washed if it is more cost effective than throwing them out.

David asked why we have to do all of the work now, just clean up the pool area, and get it back on line and have the abatement done next summer, so the school programming wouldn't be affected. Mr. Emmett stated that he has already started making plans for not having the pool available in the fall. They have looked into a substitute curriculum for those children taking pool, and they are looking into other pools to utilize for the swim teams. Jeff said that he could see if they can keep Willard Pool on line to use for a little while.

Carlos from Fuss & O'Neill stated that he took air samples in the pool, locker and bathroom areas. In the pool area 5 samples came back with asbestos, this being the case, the whole room needs to be abated.

The quotes he received to do the abatement were as follows:

AAIS - \$610,000 - they would staff 2 shifts working 24 hours and have the room finished and back on line by 8/28.

SMI - \$273,000 + \$75,000(scaffolding) for a total of \$348,000, staffing

Mark said he hasn't vetted any of these numbers yet, he has gone through the scope, but he has questions for both vendors, i.e. will the scaffolding stay for the other contractors, Carlos said that in the AAIS bid, it would not. As for SMI, when they did the auditorium, they had left it up for the other contractors, but the Committee would have to ask them if it is part of their bid. Mark also said SMI had an allowance of \$75,000 for scaffolding, minus what was spent in the auditorium, so we would have to see what the balance is.

The Committee decided to call Charles at SMI to see if he could clarify his bid, Gus called him and put him on speaker phone. Carlos asked him the following questions:

1. Whose doing the scaffolding, Charles replied that they were looking at New England, but also have a couple of people that he can contact.
2. When can you get it erected, Charles said he can't give a definite answer at this time, he needs to speak to the scaffolding company.

3. What do you anticipate the time frame to be for them to get it erected; Charles answered 7 to 10 days.
4. How long will abatement take, once scaffolding is up - Charles answered he would push for 14/15 days, but it will be tight.
5. What is method of removing of popcorn t's - Charles replied they will either use medium blasting, or mechanical (scraping).
6. The price you provided is this for 2 shifts of 12 hours each - Charles answered my goal is to get in and out and hopefully make the goal for the school to reopen on time, but it is all depended on the scaffolding, when we can get it erected. He continued on to say he will need till at least Wednesday to get an answer to that question.

Carlos said the kids are coming back to school on August 31st, so they would need to be out of the school before then. In order for him to test the air quality, Carlos told Charles that they would need to be done on 8/26 or at the latest the 27th, so Carlos could have the tests back and if needed could test again. Jeff said that he and Mr. Emmett have made a conscious decision not to abate while there are children in the school.

David asked where we are going to get the money from and is this reimbursable. Jeff said that they can look at the budget and see which items are not 100% reimbursable from the State; switch those projects with this one. Jeff continued on to say anything over the \$83 million is the Town's responsibility. We can use the money for screening for this, and have the screening completed next summer.

Peter asked what are the odds of PCB's being in the ceiling; Carlos said they hadn't tested for it.

Christine asked the Committee if they wanted to hold off making a decision until they can receive more information from SMI. The Committee agreed to recess this meeting and schedule another Special Meeting for Thursday, July 21, 2016 at 6:30 to be held in the Town Manager's Conference Room at Town Hall.

Rusty asked Gus if he could talk to G Donovan and see if we can rent the scaffolding ourselves and that way we can leave it up for the other contractors to use.

4. Action on Fuss & O'Neil's abatement contractor recommendation - no action taken, will resume discussion at additional special meeting scheduled for Thursday July 21, 2016 at 6:00 p.m.

5. Adjourn - Motion was made by Peter Gardow to recess this meeting until Thursday July 21, 2016 at 6:00 p.m. in the Town Manager's Conference Room, Town Hall, seconded by Frank Dellaripa;
Discussion - none
All Present Voted in Favor

Meeting adjourned a 7:00 P .m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Dan Camilliere, Clerk